



Lexington Drive

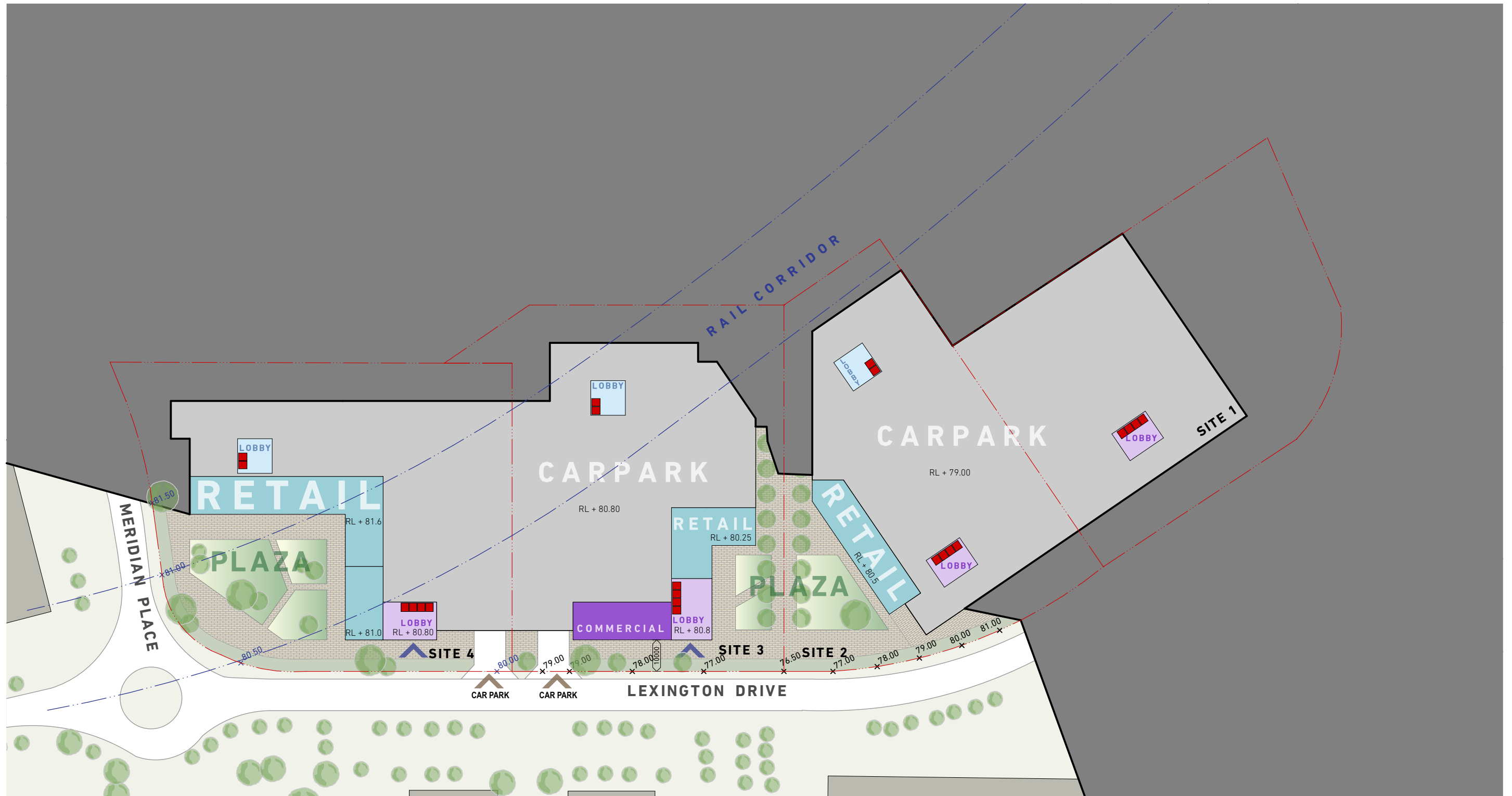
for Capital Bluestone

26.02.2016

Project No. 15027
Scale NTS

nominated architect: Nicholas Turner 6695 ABN 86 064 084 911

turner.



LEXINGTON DRIVE

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01

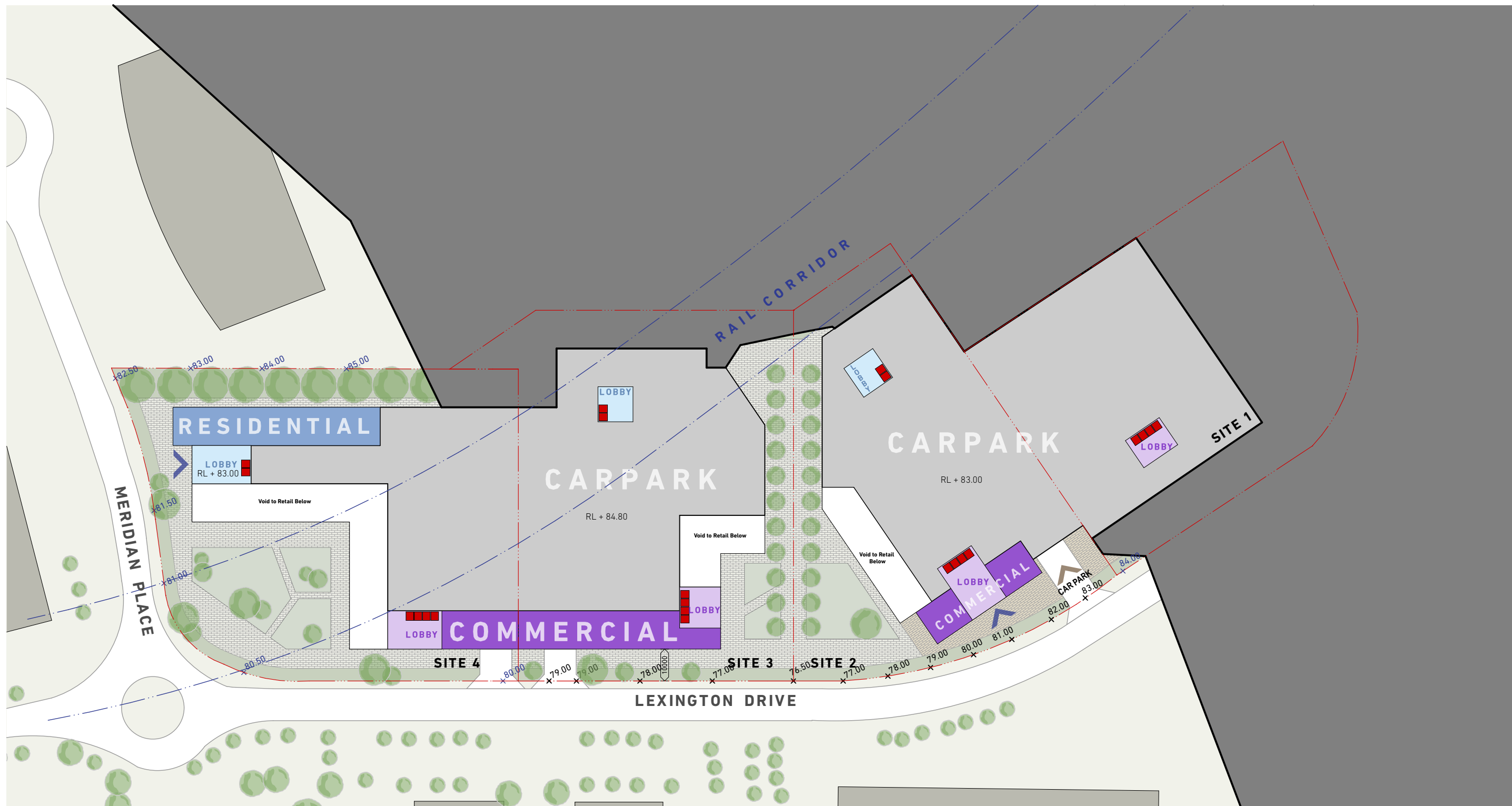
Lower Ground Plan



Project No. 15027
Scale 1:1250@A3

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02

Ground Plan



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03

Level 01

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04

Level 02



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05

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06

Level 07-08



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07

Level 09-10



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Level 11



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Level 12



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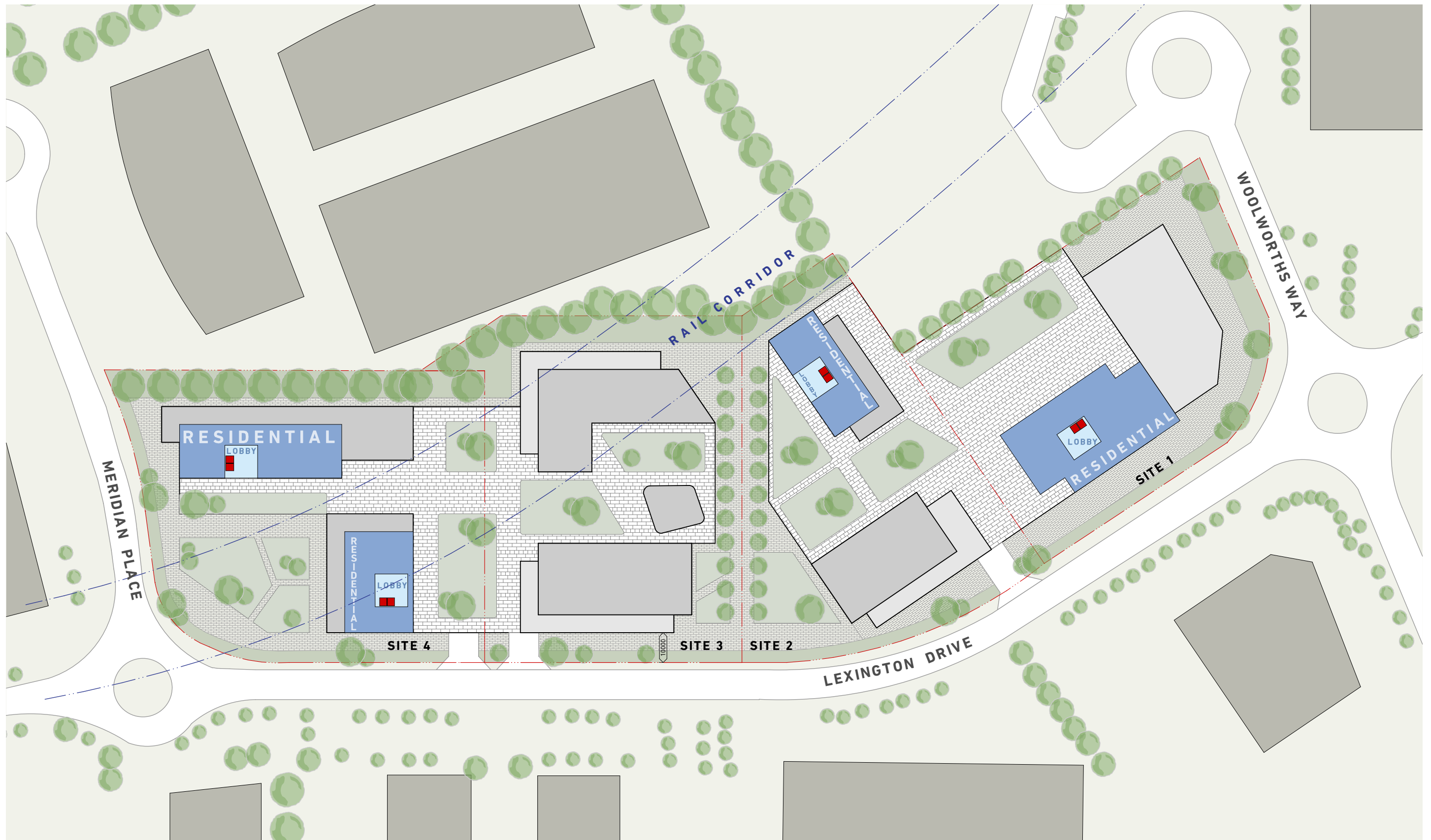
Level 13



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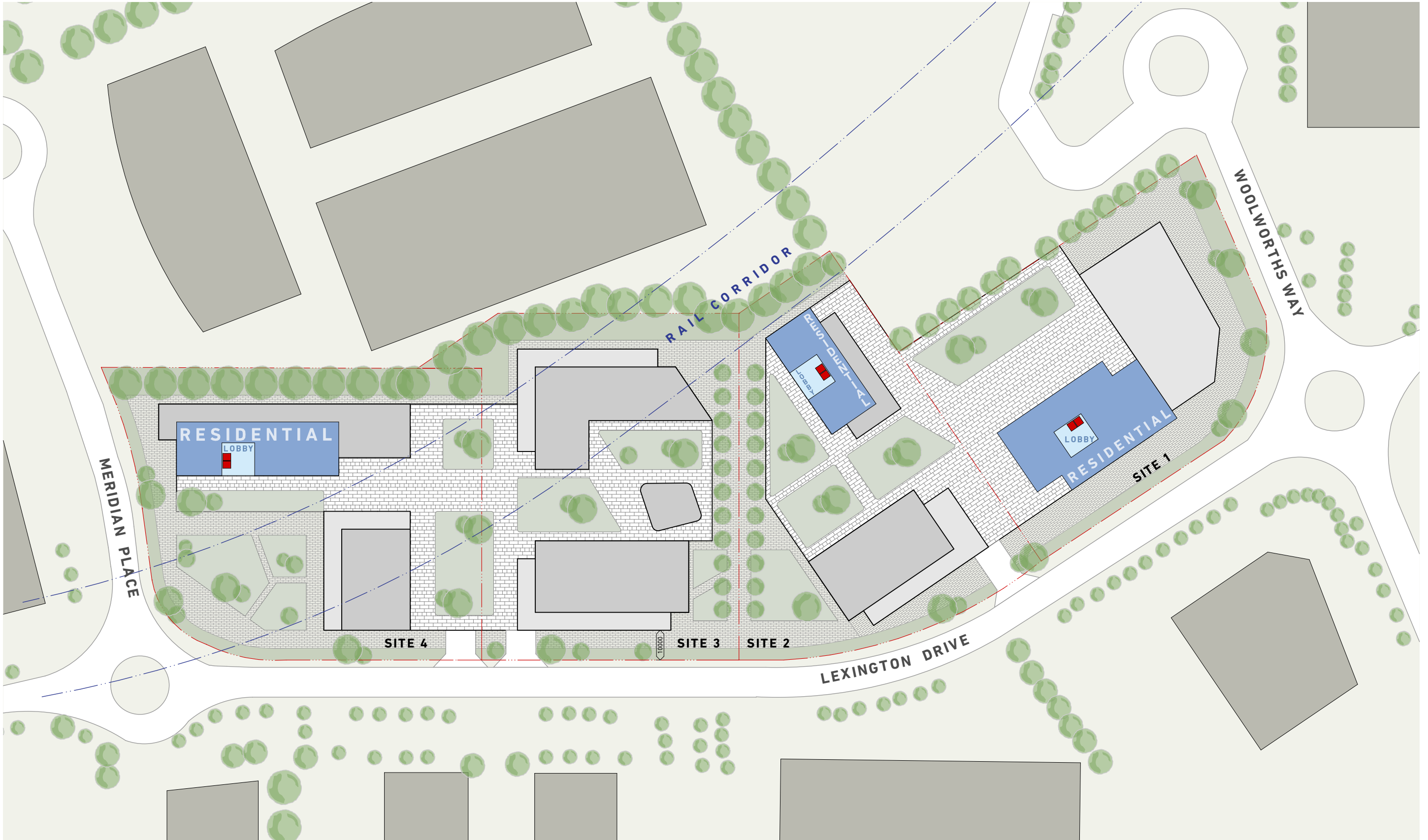
Level 14



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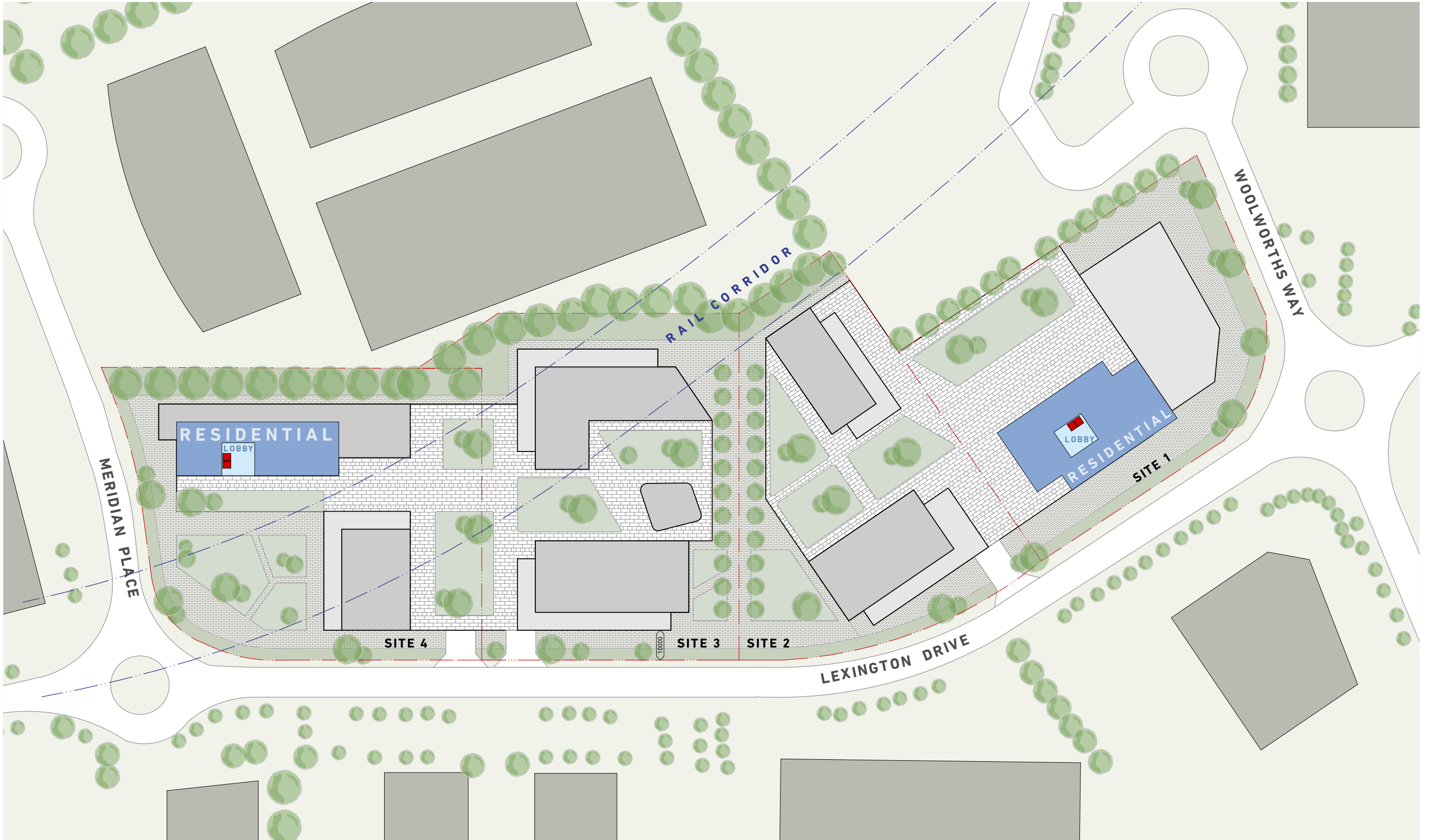
Level 15



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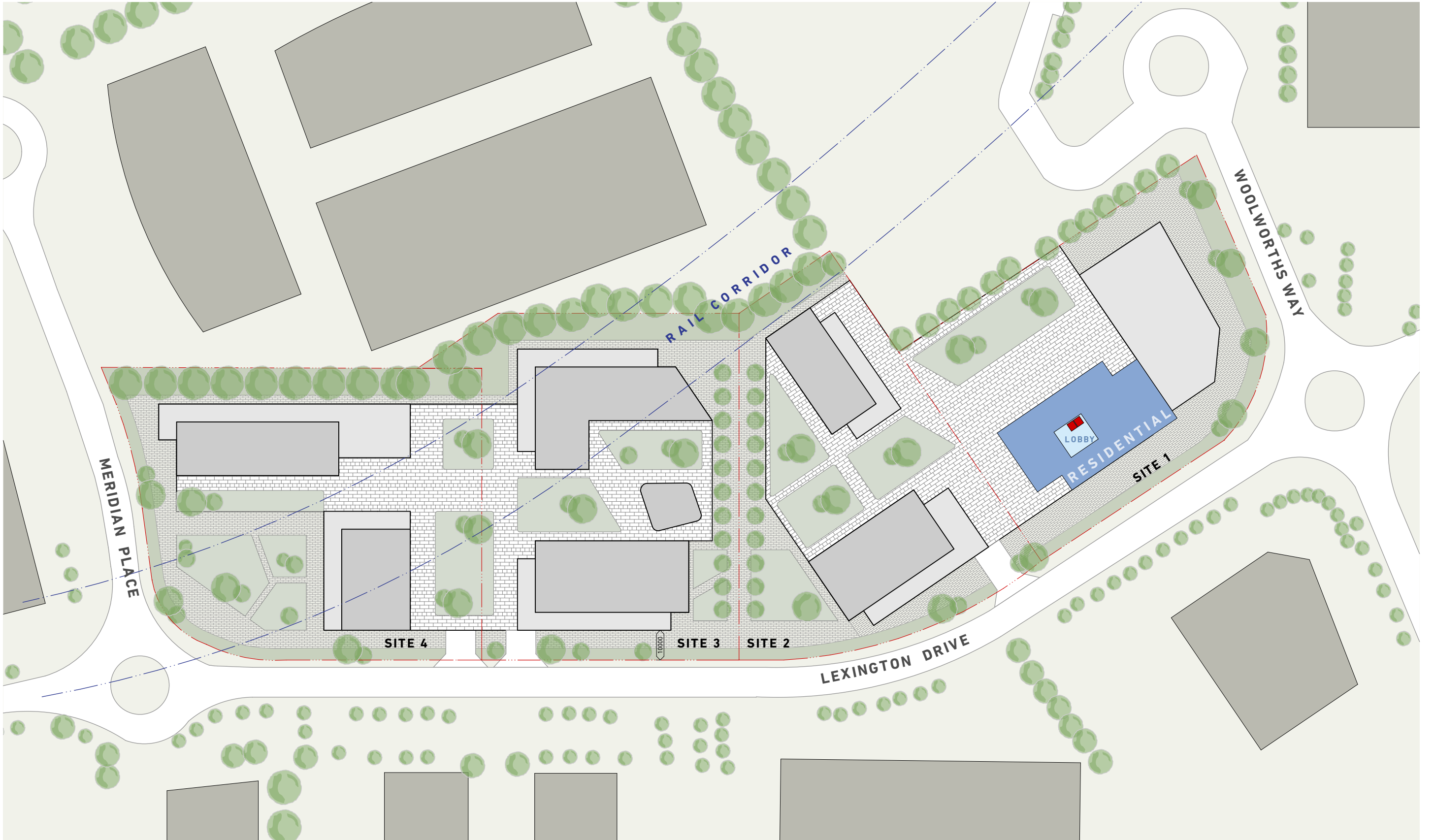
Level 16-17



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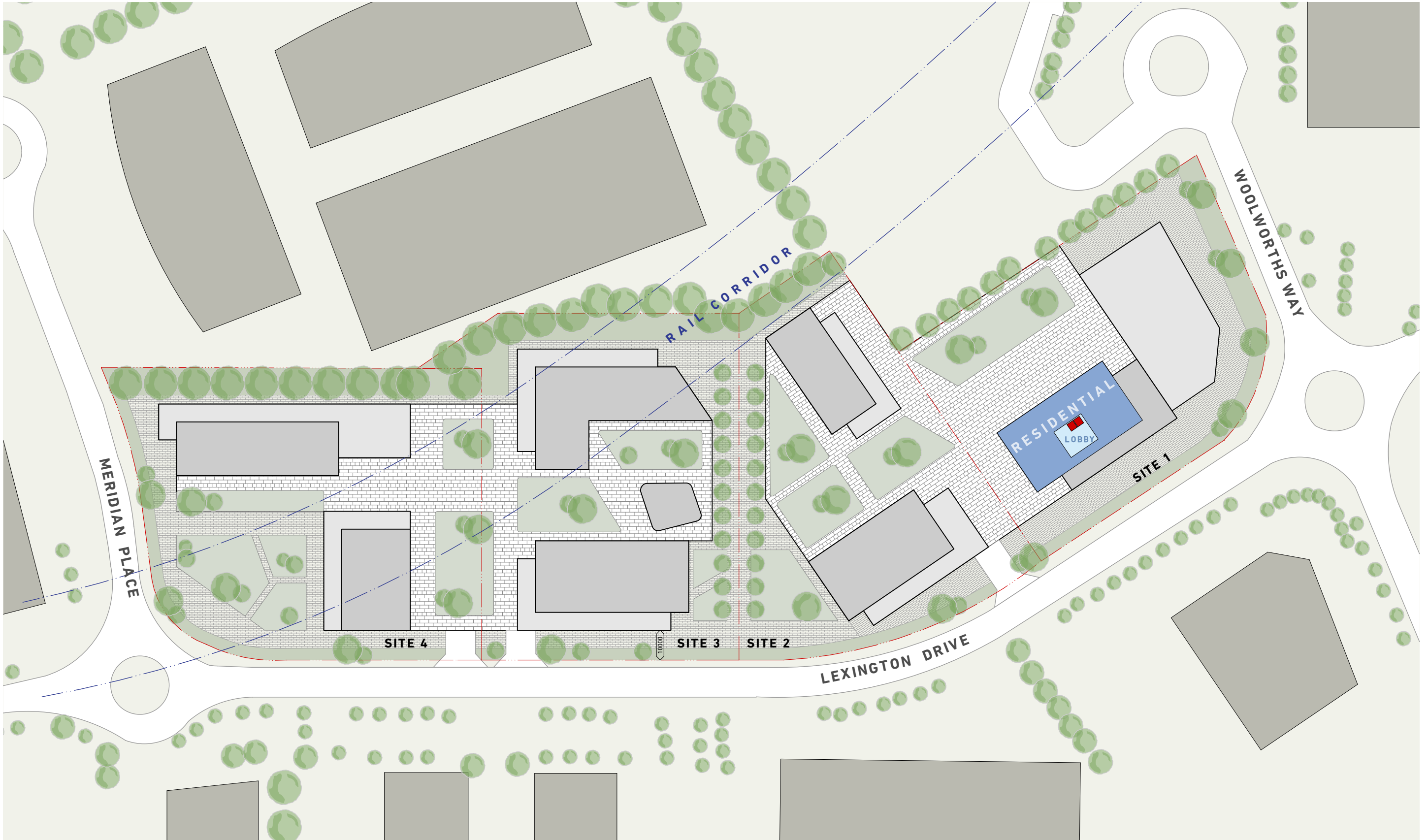
Level 18-20



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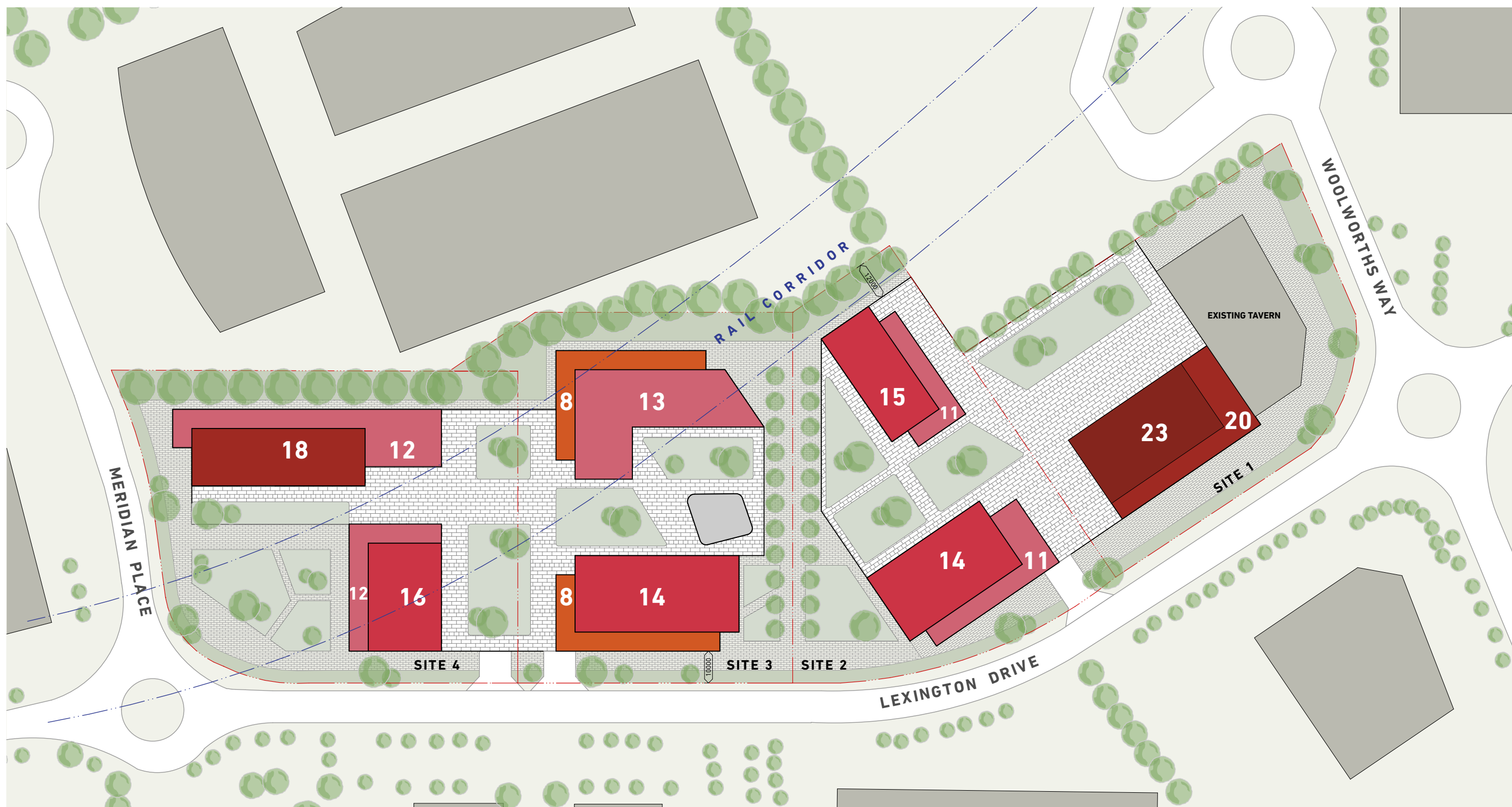
Level 21-23



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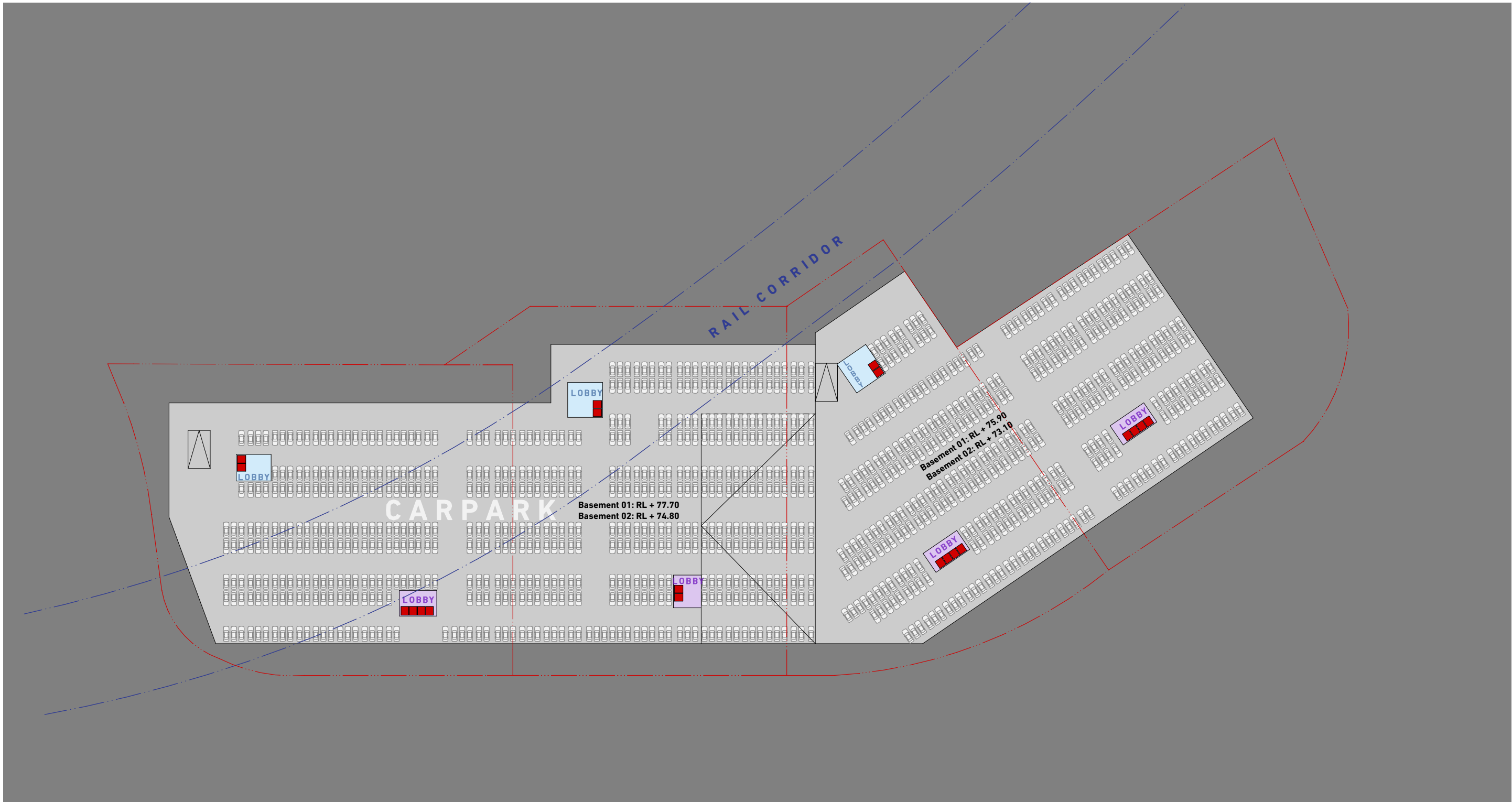
Roof Level



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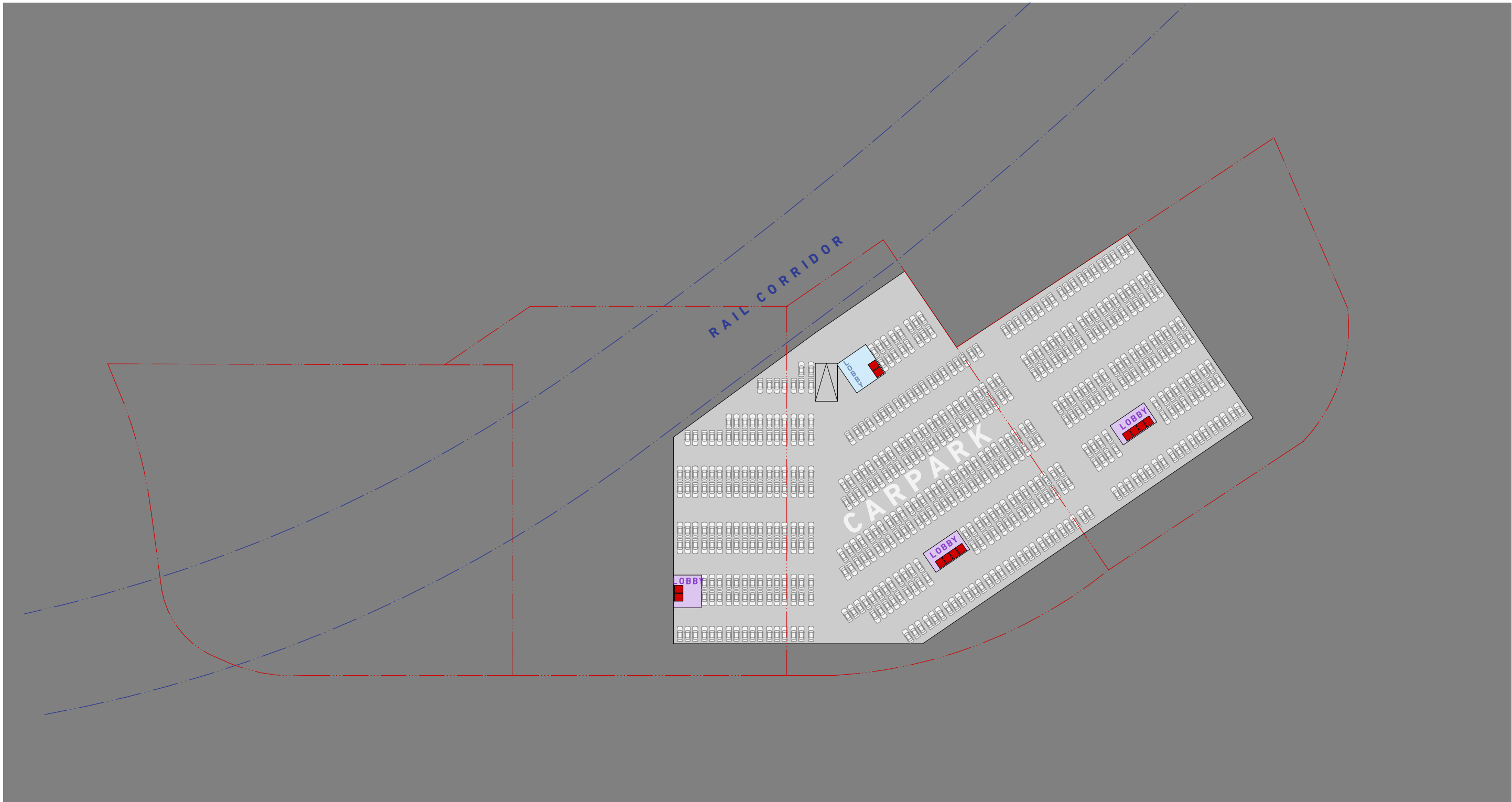
Basement 01-02



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Scale 1:1250@A3

nominated architect: Nicholas Turner 6695 ABN 86 064 084 911

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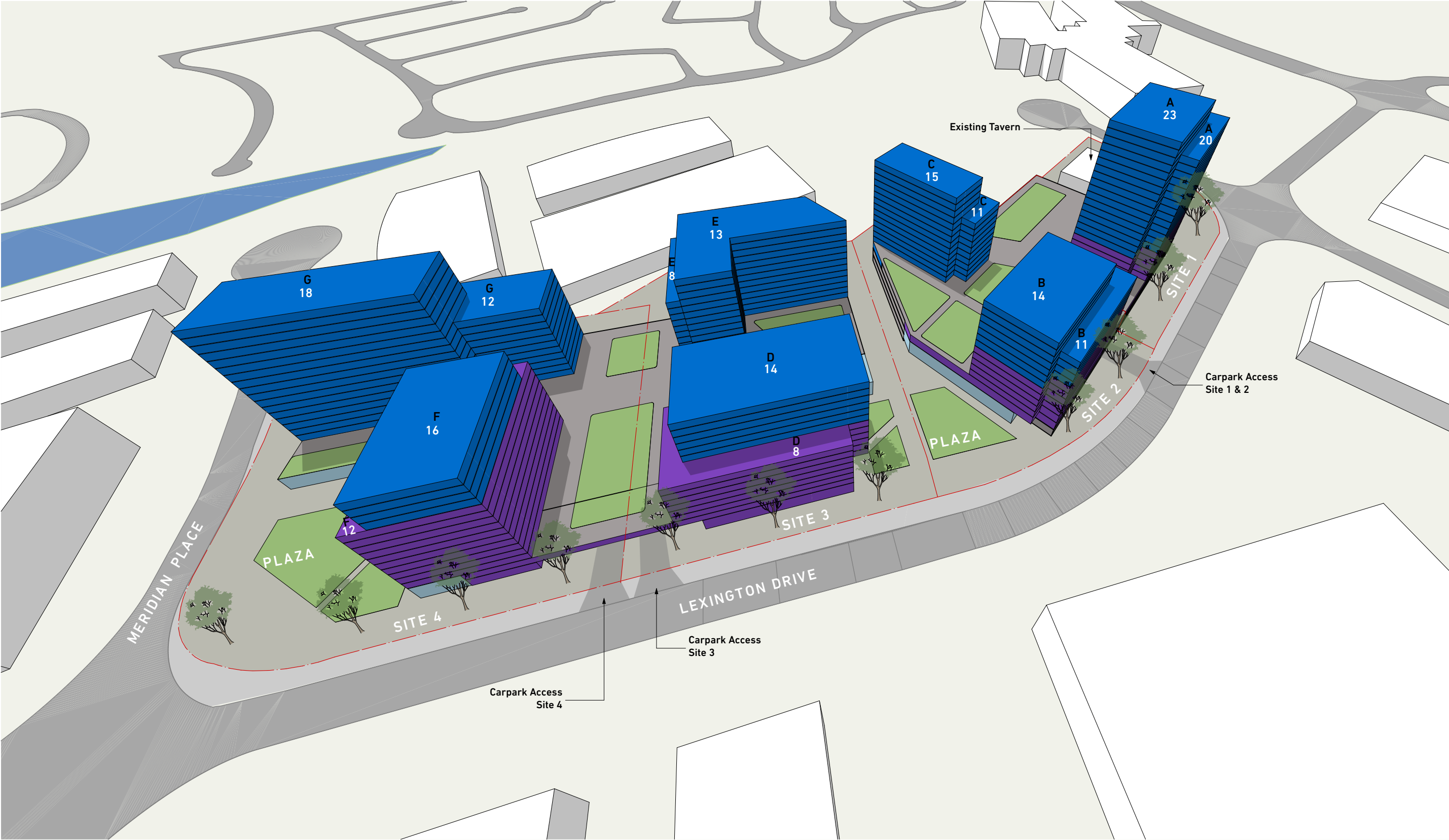
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Basement 03-05

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- Site Boundary
- Commercial
- Retail
- Residential

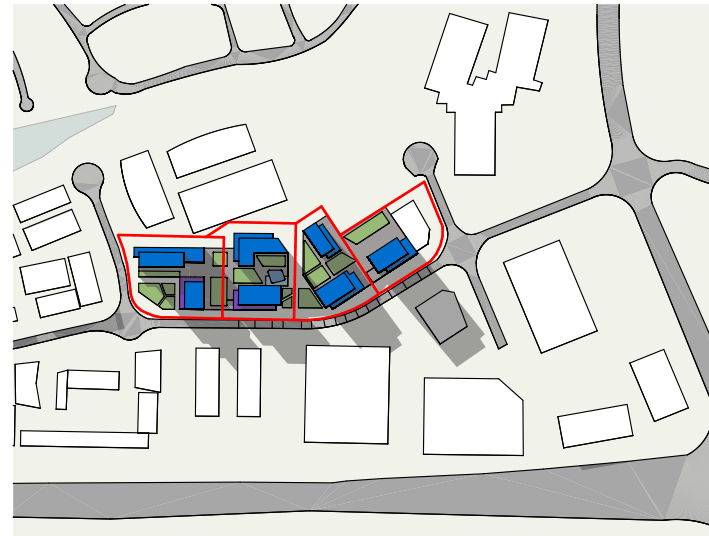
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1 9AM SHADOW



2 10AM SHADOW



3 11AM SHADOW



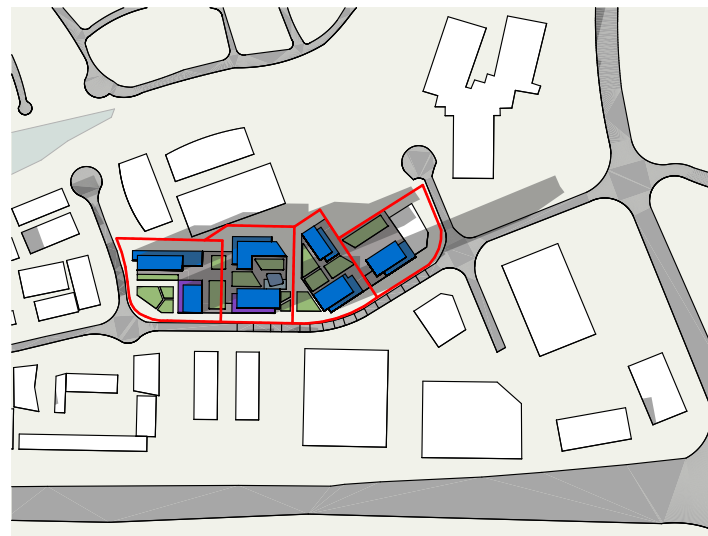
4 12PM SHADOW



5 1PM SHADOW



6 2PM SHADOW



7 3PM SHADOW

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View down Lexington Drive to Bella Vista Hotel



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Site Photos

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Perspective View 01

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Perspective View 02

Project No. 15027



nominated architect: Nicholas Turner 6695 ABN 86 064 084 911

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Yield Analysis

GFA/BEA	72% Res	
	95% Comm	80% Comm (above podium)

Storeys	Bdg A	Tavern	Bdg B	Bdg C	Bdg D	Bdg E	Bdg F	Bdg G
	23	1	13	15	12	13	14	17
Level 23 Comm								
Resi	739							
Level 22 Comm								
Resi	739							
Level 21 Comm								
Resi	739							
Level 20 Comm								
Resi	1 138							
Level 19 Comm								
Resi	1 138							
Level 18 Comm								
Resi	1 138							
Level 17 Comm								
Resi	1 138							706
Level 16 Comm								
Resi	1 138							706
Level 15 Comm								
Resi	1 138			507				706
Level 14 Comm								
Resi	1 138			507			562	706
Level 13 Comm								
Resi	1 138		739	507		902	562	706
Level 12 Comm								
Resi	1 138		739	507	890	902	562	706
Level 11 Comm								
Resi	1 138		739	780	890	902	562	1356
Level 10 Comm								
Resi	1 138		1 138	780	890	902		1356
Level 9 Comm								
Resi	1 138		1 138	780	890	902		1356
Level 8 Comm								
Resi	1 138		1 138	780	890	1280		1356
Level 7 Comm								
Resi	1 138		1 138	780	890	1280		1356
Level 6 Comm								
Resi	1 264		1 265		1 380		926	
Level 5 Comm								
Resi	1 264		1 265		1 380		926	
Level 4 Comm								
Resi	1 264		1 265		1 380		926	
Level 3 Comm								
Resi	1 264		1 265		1 380		926	
Level 2 Comm								
Resi	1 264	1,720	1 265		1 380		926	
Level 1 Comm								
Resi	968		1 435		1 380		926	
Ground Comm								
Resi	63		544		815		467	
Lower Ground Comm								
Resi	63		590		1 028		1 349	
Basements Comm								
Resi	48		48	87		87		87
Basements Comm								
Resi	221		221		221		88	
RESI GFA	18,405	-	6,984	10,854	5,507	15,280	2,313	20,087
COMM GFA	7,634	1,720	9,115	-	10,344	-	11,169	-
TOTAL GFA	26,039	1,720	16,099	10,854	15,851	15,280	13,482	20,087
SITE AREA	SITE 1	SITE 2	SITE 3	SITE 4	TOTAL	SITE 1+2		
TARGET GFA	9,237	8,932	10,204	11,057	39,430	18,169		
	27,711	26,796	30,612	33,171	118,290	54,507		
RESI GFA	18,405	17,838	20,787	22,401	79,431	36,243		
COMM GFA	9,354	9,115	10,344	11,169	39,982	18,469		
TOTAL GFA	27,759	26,953	31,131	33569	119,412	54,712		
RESI FSR	1.99 :1	2.00 :1	2.04 :1	2.03 :1	2.01 :1	1.99 :1		
COMM FSR	1.01 :1	1.02 :1	1.01 :1	1.01 :1	1.01 :1	1.02 :1		
TOTAL FSR	3.01 :1	3.02 :1	3.05 :1	3.04 :1	3.03 :1	3.01 :1		
Approx No Units	Site 1: 190-215	Site 2: 185-210	Site 3: 215-245	Site 4: 235-260	Total: 825-930	375-425		

Summary:

Statistics

Project No. 15027

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